

Final Visual Impact Analysis for the Pizzuto Project

TMP 20846

Log No. 04-08-030

Prepared for

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October 2008

FINAL

Visual Impact Analysis

for the

Pizzuto Minor Subdivision Project

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Visual Impact Analysis – Pizzuto Minor Subdivision Project

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
1.0 INTRODUCTION AND PROJECT DESCRIPTION	1
1.1 Project Location	1
1.2 Project Description.....	1
1.3 Applicable Policies and Plans	1
1.3 Applicable Policies and Plans	1
2.0 EXISTING VISUAL CONDITIONS	5
2.1 Existing Visual Character	5
2.2 Existing Views	7
2.2.1 Project Viewshed	7
2.2.2 Key Views.....	7
3.0 VISUAL IMPACTS	10
3.1 Issues.....	11
3.2 Visual Impacts	12
3.2.1 Potential Impacts for Sensitive Viewers	12
3.2.2 Landform Alteration	22
3.2.3 Consistency with Relevant Plans	24
4.0 CONCLUSION	25
5.0 LITERATURE CITED	25
6.0 ACKNOWLEDGEMENTS	26

Visual Impact Analysis – Pizzuto Minor Subdivision Project

TABLE OF CONTENTS (Continued)

Page No.

FIGURES

1	Regional Map.....	2
2	Vicinity Map	3
3	Site Plan and Cross Section Locations – Plan View	4
4	Photos of Surrounding Visual Character	6
5	Viewshed Map	8
6	Key Observation Point (KOP) Photo Location Map	9
7	Visual Simulations of KOP 1.....	14
8	Visual Simulations of KOP 2.....	15
9	Sections A & B	17
10	Visual Simulation of KOP 3	18
11	Section C.....	19
12	Visual Simulations of KOP 4.....	21
13	Slope Density Analysis	23

TABLE

1	Project Compatibility with the North County Metropolitan Subregional Plan.....	24
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1.0 INTRODUCTION AND PROJECT DESCRIPTION

This visual impact analysis has been prepared to assess the impacts that would result from construction and operation of the Pizzuto Minor Subdivision Project (Pizzuto Project). This study has been prepared in response to a March 29, 2006, request by the County of San Diego (County).

This analysis includes a description of the visual setting of the project site and surrounding area and focuses on the visibility of the project from various off-site locations, including nearby and distant residences and motorists from adjacent streets. This analysis includes a viewshed map, site photos, cross sections and visual simulations, which were used to evaluate the effects of the project with respect of the identified significance thresholds.

1.1 Project Location

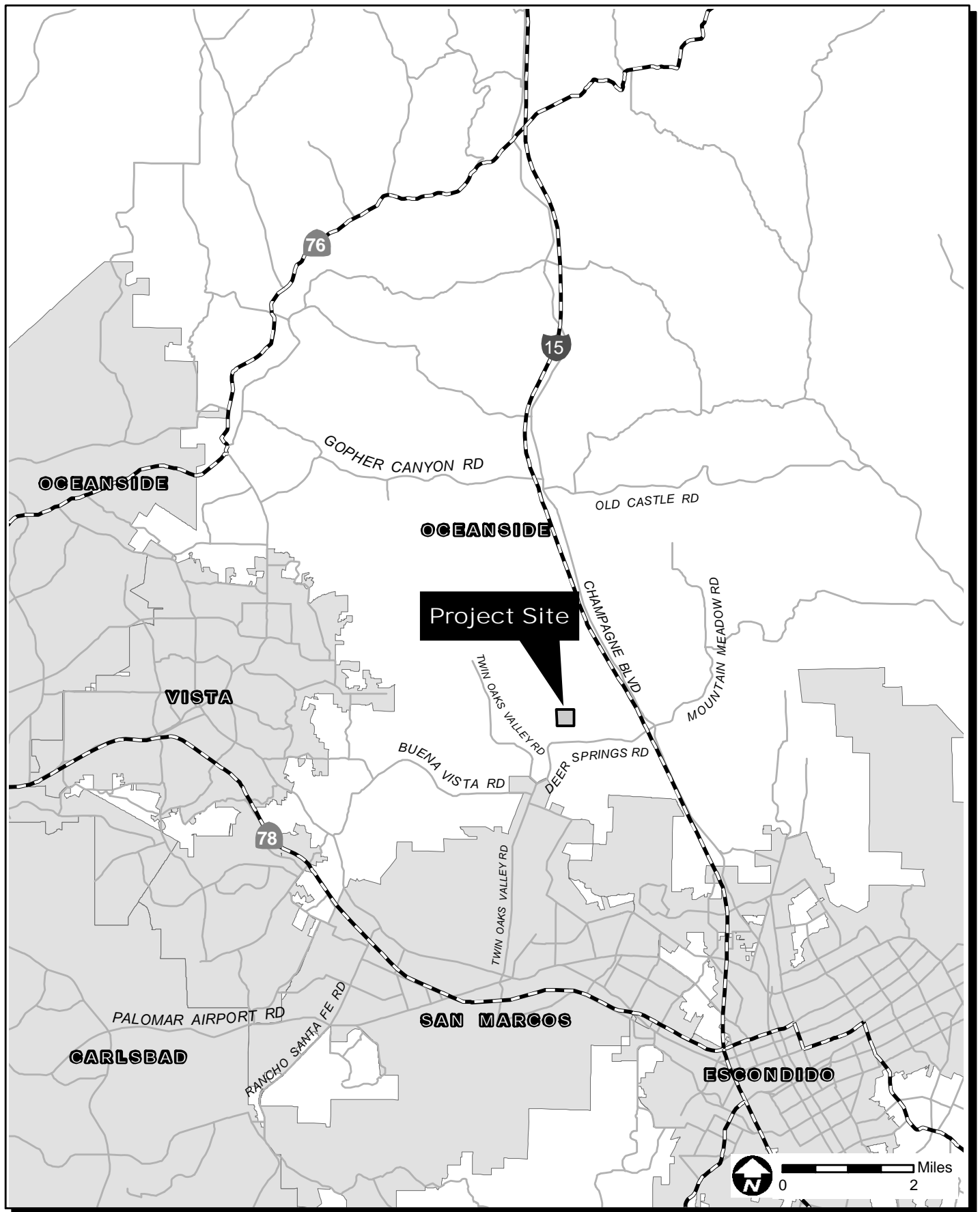
The Pizzuto Project is located in northern unincorporated San Diego County, north of San Marcos, approximately 1.3 miles west of Interstate 15 (I-15) and 0.25 mile north of Deer Springs Road (Figure 1). The site is located within the North County Metropolitan Subregion, and access is provided from Deer Springs Road north to Deer Springs Place (Figure 2).

1.2 Project Description

The project is a proposed subdivision of an existing 41.14-acre parcel of undeveloped land. The project would divide the existing parcel into three separate parcels for the development of three dwelling units (dus)(Figure 3). The parcels would range in size from approximately 8.26 acres (ac.), 12.68 ac., and 20.20 ac. The residential units are permitted to be two stories tall, with a maximum height of 35 feet. In addition, the project proposes to realign and grade the right of way for the portion of Deer Springs Place located within the project boundary. This portion of Deer Springs Place would be renamed to Clayton Place. Manufactured slopes would be created in association with the improvements to Clayton Place, the grading for the private driveway for proposed parcel 1, and the development pads for proposed parcels 2 and 3, and two 5-foot retaining walls (220 feet and 180 feet in length, respectively) would be constructed north of the proposed Clayton Place alignment on Parcel 1. Grading would involve approximately 24,800 cubic feet of cut and 40,500 cubic feet of fill material.

1.3 Applicable Policies and Plans

The project is subject to the County's North County Metropolitan Subregional Plan. The nearest designated scenic highway is I-15, approximately 1.3 miles to the east. The project site is not visible from any designated scenic highways or corridors. Therefore, Federal and State policies are not applicable to the proposed project.

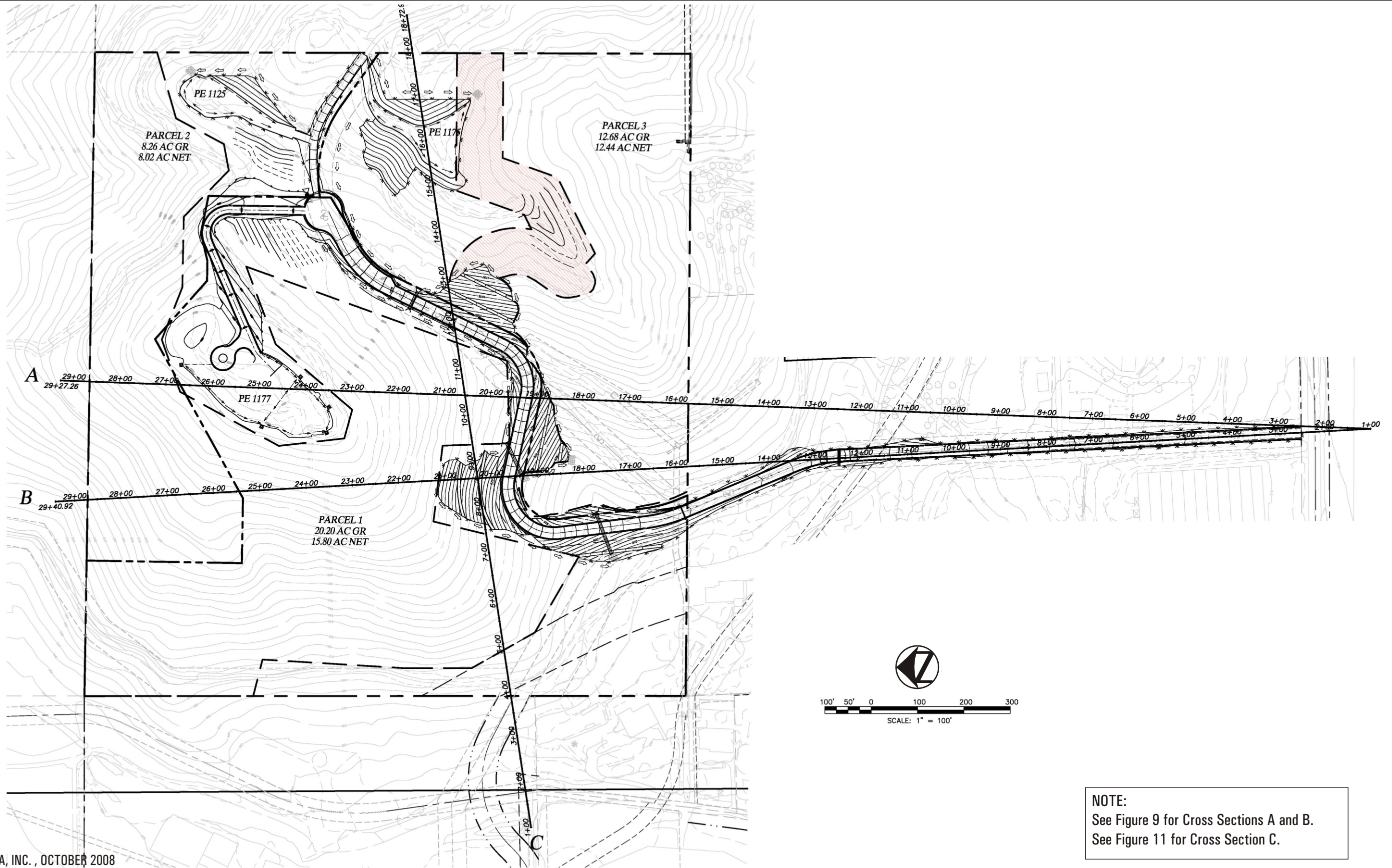


Pizzuto Project - Visual Impact Analysis
Regional Map

FIGURE
1

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SOURCE: BHA, INC., OCTOBER 2008



Pizzuto Project - Visual Impact Analysis
Site Plan and Cross Section Locations - Plan View

Visual Impact Analysis – Pizzuto Minor Subdivision Project

Anticipated visual character in the surrounding area is based on planned land uses within the existing North County Metropolitan Subregional Plan. This plan designates rural residential development within the project site and the area to the north and east; and semi-rural residential uses to the south and west. The Subregional Plan does not contain specific goals and policies for visual resources, community character or landform alteration. However, the Subregional Plan designates Twin Oaks Valley Road as a third-priority scenic highway.

2.0 EXISTING VISUAL CONDITIONS

2.1 Existing Visual Character

The project site is located within the southwestern foothills of the Merriam Mountains. Site topography consists of a southeast facing slope that ranges from in elevation from approximately 835 feet above mean sea level (AMSL) in the southwest, to approximately 1,210 feet AMSL in the eastern portion of the site. A saddle area exists on the project slope and runs from the east to the southwestern portion of the site, ranging in elevation from 1,190 feet AMSL to 835 feet AMSL. Deer Springs Place is located within this saddle area.

The existing visual character of the site mainly consists of a vacant, chaparral vegetated hillside with scattered rocks, common to this region of San Diego's eastern north county. Access to the site is from Deer Springs Place which connects to Deer Springs Road. Deer Springs Road turns into Twin Oaks Valley Road as it enters San Marcos to the South. Deer Springs Place is a paved private access road that increases in slope as it transverses the site from the southwest to the east. Existing on-site disturbances are located in the northeastern portion of the site and consist of cleared vegetation, two recreational vehicles, and three trailers.

Surrounding land uses include vacant land, residential uses, agricultural and nursery operations, a church and local roads. Vacant land is located to the north and also within the majority of the land to the east. Three residential units currently exist within the area to the east of the project site, one of which is a single family home located immediately east of the project site. Additional residential units are located to the south near Deer Springs Road and west of the proposed project site, scattered within the adjacent valley and hillside (Figure 4). Agricultural uses are scattered throughout the area to the east, south and west. The existing church building is located to the southwest of the project site, along the southeastern end of Sarver Lane.



Photo 1. Onsite project views looking west, along Deer Springs Place, across the valley to the adjacent hillside.



Photo 2. Onsite project views looking southwest, along Deer Springs Place, across the valley to the adjacent hillsides.

2.2 Existing Views

2.2.1 Project Viewshed

The geographic limits of this visual analysis have been established as the viewshed analysis boundary, as shown in Figure 5. The viewshed is defined as the surrounding geographic area based on topographic and land use patterns from which the proposed project is likely to be seen. The viewshed for the proposed project was determined in the field and through analysis of aerial and topographic maps.

The viewshed boundary extends the following distances surrounding the proposed project site: approximately 1 mile to the north, 0.7 mile to the east (3,500 feet to the east), 2.4 miles to the south and approximately 0.5 mile to the west.

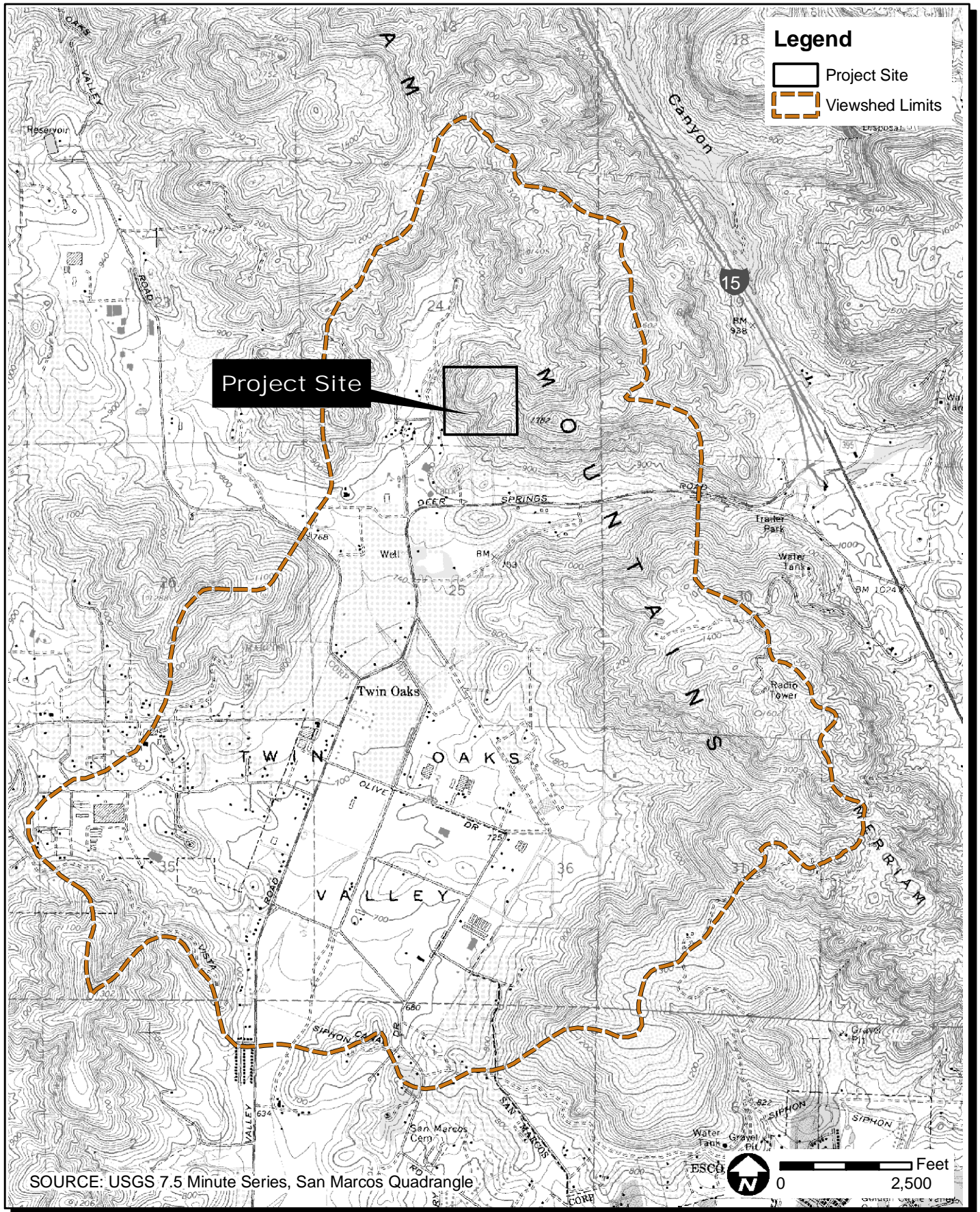
Views of the site are available from some of the residential units and local roadways located within the viewshed boundary area. These key views are discussed below.

2.2.2 Key Views

Key views, or key observation points (KOPs), were selected based on the most probable sensitive viewer groups that may be affected by the project. KOPs can be established from stationary viewing sources, such as homes, businesses, and parks; or from mobile points, such as roadways, bike paths, and sidewalks where viewer impact can be quantified based on time of exposure. Visual changes or impacts caused by the construction of the proposed project were evaluated by viewing the existing visual character of the landscape from each KOP and assessing the degree to which each view would change, or contrast, with the current conditions. Generally a substantially altered view, or a strong contrast visible to a sensitive viewer, would be considered to have adverse visual impacts.

KOPs for the project area were limited due to the large amount of private land surrounding the project site, and the hilly topography. KOPs in the project area are from four private and public roadways adjacent to the project site and areas adjacent to existing residences located near the project site. The location and direction of the four selected KOPs for the proposed site are shown on the Figure 6. KOP 1 is located to the east of the project site along Deer Springs Place, representing an existing residential unit immediately adjacent to the project site and motorists traveling northwest along Deer Springs Place. KOP 2 is located to the south of the project site and represents views from motorists traveling north towards the project site along Deer Springs Place. KOPs 3 and 4 are from the southwest and represent the views of motorists traveling along Sarver Lane and from the single family homes located along the eastern side of Sarver Lane. Existing views of the project site from the KOPs generally consist of the undeveloped vegetated hillside with scattered rocks.

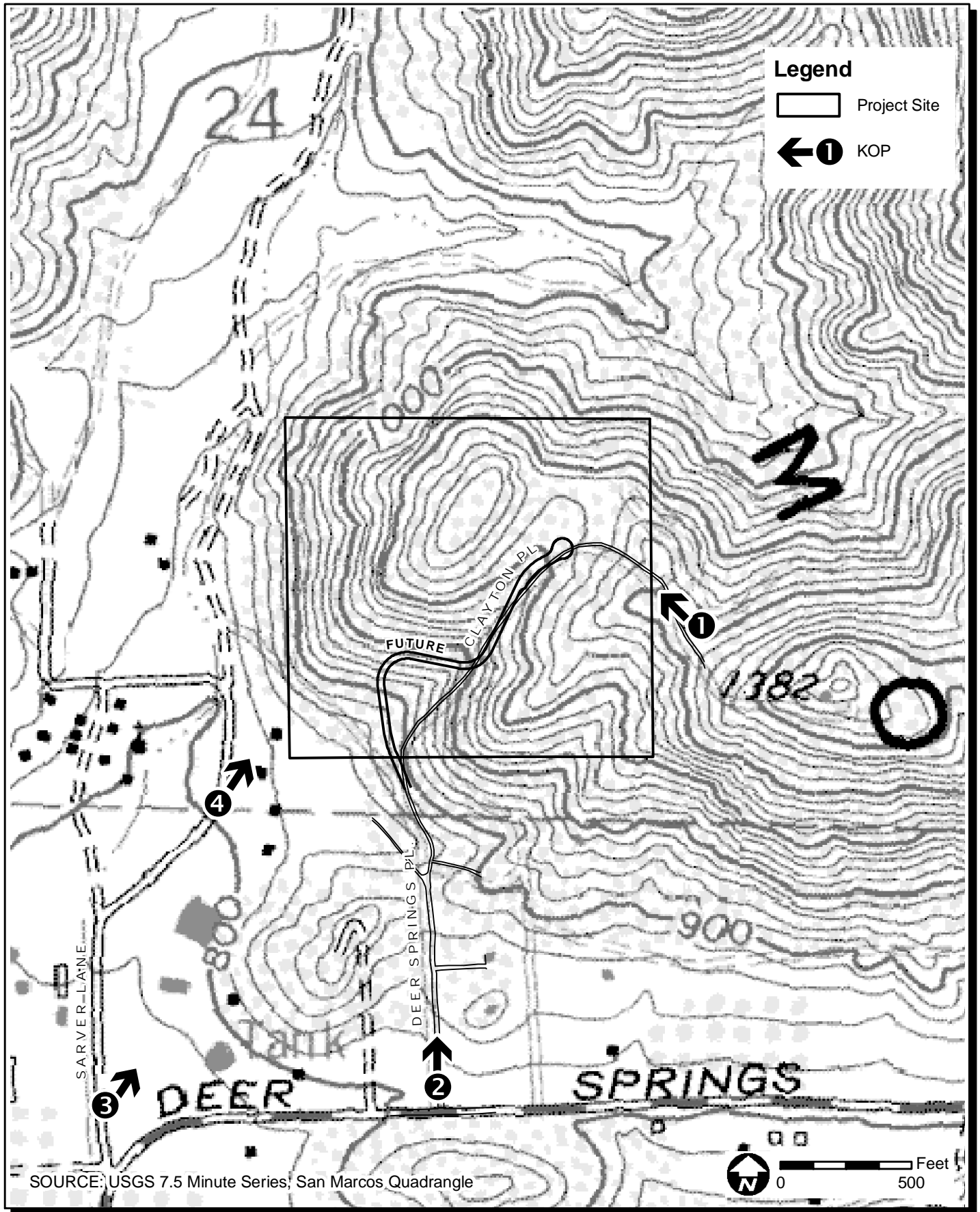
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Pizzuto Project - Visual Impact Analysis
Viewshed Map

FIGURE
5

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Pizzuto Project - Visual Impact Analysis
Key Observation Point (KOP) Photo Location Map

FIGURE
6

3.0 VISUAL IMPACTS

The significance of any visual impact depends upon a variety of factors, including the degree to which the proposed project would be seen by sensitive viewers, viewer attitudes and activities, the visual contrast with the existing scale and character of the surrounding area, the distance from which the project would be observed, the duration of the view, and the extent to which the project would be consistent with established visual quality goals and objectives of the applicable jurisdiction (i.e., County of San Diego).

Within the project viewshed a number of variables affect the degree of visibility and visual contrast of the project, including the scale and size of the facilities, and the influence of adjacent scenery or land uses. Visual impacts may be associated with changes in either the built or natural environment and can be either short term or long term. Views are affected by distance and the number and type of visual obstacles, both natural and man made, between the viewer and the object. Viewing angle also affects the object's visibility depending on whether the object being viewed is higher, lower, or at the same elevation (i.e., at the same grade) as the viewer. The visibility of an object depends, to a great extent, on the distance from the observer—the further the structure or subject is from the viewer, the less distinct it becomes, and the greater possibility of intervening objects blocking some or all of the view of that structure. With distance, more objects enter into the viewing panorama. Visual sensitivity is dependent upon viewer perceptions, the types of activities in which people are engaged when viewing the proposed project, and the distance from which the proposed project would be seen. Overall, higher degrees of visual sensitivity are correlated with areas where people live, are engaged in recreational outdoor pursuits, or participate in scenic driving.

For purposes of this analysis, sensitive viewers from the KOPs are generally defined as nearby residents, and drivers along Deer Springs Place, Deer Springs Road, and Sarver Lane. Project viewers in residential areas are considered relatively highly sensitive. Activities can either encourage a viewer to observe the surrounding area more closely (e.g., traveling with ease) or discourage close observation (e.g., commuting in heavy traffic). All of these viewer elements were considered when evaluating expected viewer responses and level of visual contrast.

Elements to consider when determining the degree of visual contrast include the proposed structures form, line, color, and texture, and the extent to which these elements differ from the surrounding view or background (i.e., contrast). High contrast would occur when any two or more of these visual elements related to the proposed structure differ from the related elements of the landscape setting. Moderate contrast would occur if there were substantial differences between the proposed structure and the setting for one of these visual elements, or moderate differences in two or more of the elements. A low contrast rating would be assigned if there was a moderate difference in one visual element of the proposed structure when compared to the setting.

3.1 Issues

Key Issues that are addressed in this visual analysis include:

- Structure visibility and degree of contrast from sensitive receptors
- Changes to landform alteration and degree of contrast from sensitive receptors
- Conformance with applicable County policies.

The first issue pertains to the appearance of the proposed structures contrast with, or its compatibility with, the existing setting. The second item relates to how much of the proposed landform would change due to the proposed project and whether these changes would be visible from public use areas or private residences. Public use areas and private residences are considered sensitive receptors in this study. The third topic addresses whether the proposed project conforms with applicable County policies.

In addition, the County of San Diego's Guidelines for Determining Significance for Visual Resources provides California Environmental Quality Act (CEQA) significance guidelines which are considered substantial evidence as to whether or not a significant impact to visual resources would occur as a result of project implementation and consist of the following:

1. The project will change the composition of visual pattern in the visual environment and the change will be incompatible with the existing visual character in terms of dominance, scale, diversity and continuity.
2. The project will change the visual environment and degrade any one of the visual quality criteria including vividness and intactness/unity.
 - a. Vividness is degraded if the project will restrain, moderate, limit or dull contrasting landscape components that combine to create striking and distinctive visual pattern and impression in the existing visual environment.
 - b. Intactness/unity is degraded if the project damages the integrity of visual order, or the compositional harmony and inter-compatibility of landscape components in the visual environment or the creation of compositional disharmony or incompatibility between landscape components.
3. The project does not conform to any applicable Federal, State, or local statutes or regulations related to visual resources, including but not limited to the San Diego County Zoning Ordinance or Resource Protection Ordinance.

3.2 Visual Impacts

Visual impacts related to construction activities are short-term and temporary in nature. The presence and use of heavy machinery (i.e., large trucks, bulldozers) during construction of the project is considered a short-term visual impact, since upon the completion of project construction all construction equipment and activities would be removed from the site. None of the County's CEQA guidelines would be breached and therefore, short-term visual impacts would be less than significant. As such, the focus of this analysis is related only to long-term physical changes that are permanent in nature.

Permanent physical changes to the project site would result in some landform alternations due to the grading and slope modifications from the proposed road improvements and for the building pads for the proposed residential lots. Changes to the site would also occur from the construction of two 5 foot tall retaining walls north of the proposed Clayton Place alignment and the construction of three residential units. Three cross sections were prepared to assist with this analysis, two of which represent the changed view from Deer Springs Road, an existing public roadway located to the south of the project site, and the third is from private property located to the west of the site (refer to Figure 3). To aid in the determination of impacts to on-site scenic resources, the proposed project grading and standard structures representing the proposed residential units were overlayed on 3D exhibits depicting the visual features of the site from the KOPs.

3.2.1 Potential Impacts for Sensitive Viewers

KOP 1: This KOP is located to the east of the project site and is a representation of views from motorists traveling west on Deer Springs Place and from the adjacent residential unit located immediately east of the project site. The views from this KOP are considered sensitive due to their proximity to the proposed site. The views from this KOP include the proposed project site containing chaparral and rock outcroppings and distant mountain views (refer to the existing condition of Figure 7).

Views to the three proposed residential units would be available from motorists traveling west along Deer Springs Place. These views are considered direct and short-term as the view would only be available for a short distance as the motorist traverses the eastern half of the site. These views would also be consistent with the visual character of the surrounding development that these viewers experience while traveling farther south along Deer Springs Place. Without the implementation of a landscape plan, private views of this KOP would result in a moderate contrast from the existing setting of the project site, since the proposed structure on parcel 1 would introduce a change to the form and texture elements (refer to the proposed development condition of Figure 7). In addition, a large rock outcrop would be displaced due to the proposed residential structure located on parcel 1. It is anticipated that this rock outcrop would be

Visual Impact Analysis – Pizzuto Minor Subdivision Project

relocated within parcel 1, thereby reducing this impact to less than significant. In addition, a relative few travelers regularly use Deer Springs Place, since it is a private roadway providing access to the surrounding land owners. Motorists traveling on Deer Springs Place would only have views to the project site for a very short distance and duration. Therefore, impacts would be less than significant.

Views to the proposed Pizzuto residential units would be obtained from the existing residence located immediately to the east. The highest elevation of the lots for the proposed residential units would be approximately 1,175 feet AMSL. Combined with a 35-foot home, the proposed project would result in an introduction of a structure that would extend to approximately 1,210 feet AMSL. The elevation of the existing home at KOP 1 is located at approximately 1,210 feet AMSL (1,216 feet AMSL assuming a 6-foot viewer). Therefore, the proposed residential structure would be approximately 6 feet below the viewer's line of sight. The viewer would have views to the proposed structures; however these views would be at a lower elevation. In addition, views to the existing distant hillsides to the southwest from this residence would not be blocked. The project would create a dominant visual change without the implementation of a landscape plan; however, this view is representative of one private residence. It is anticipated that landscaping will be implemented with each of the proposed parcels. It is recommended that the proposed slope revegetation and seeding be compatible with surrounding native vegetation and that the choice of trees include coast live oak (*Quercus agrifolia*) or Mexican elderberry (*Sambucus mexicanus*). Incorporation of landscaped materials, especially materials native to the project area, would result in the contrast for this KOP to be rated low, from a change in form. Therefore, impacts would be less than significant.

KOP 2: This KOP is located approximately 1,325 feet (0.25 mile) south of the project site and represents views from both Deer Springs Road and Deer Springs Place.

Motorists traveling along Deer Springs Road would have intermittent views to the project site in-between its intersection with Deer Springs Place and Sarver Lane, which extends approximately 0.25 mile. KOP 2 depicts the general view available to the project site in-between the mature landscaping provided along Deer Springs Road (refer to Figure 8). A change in line would result and the contrast from this view is considered low. Since motorists would generally be looking east or west when traveling along this roadway and would only have short intermittent views to the project site, impacts are considered less than significant.



KOP1: Existing Condition



KOP1: Proposed Grading Condition



KOP1: Proposed Development Condition

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KOP2: Existing Condition



KOP2: Proposed Grading Condition



KOP2: Proposed Development Condition

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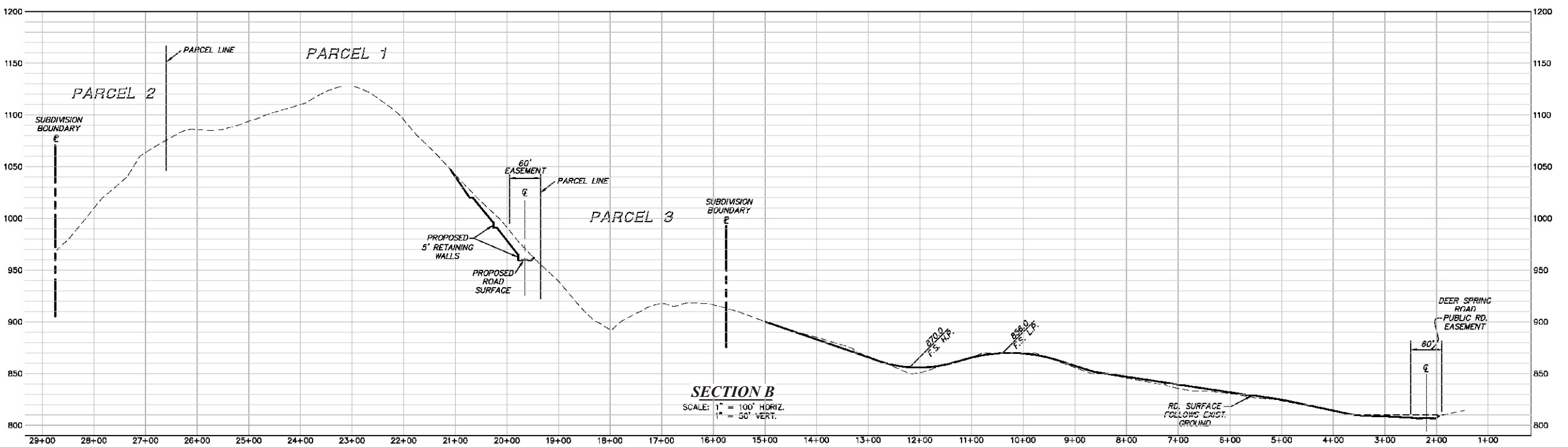
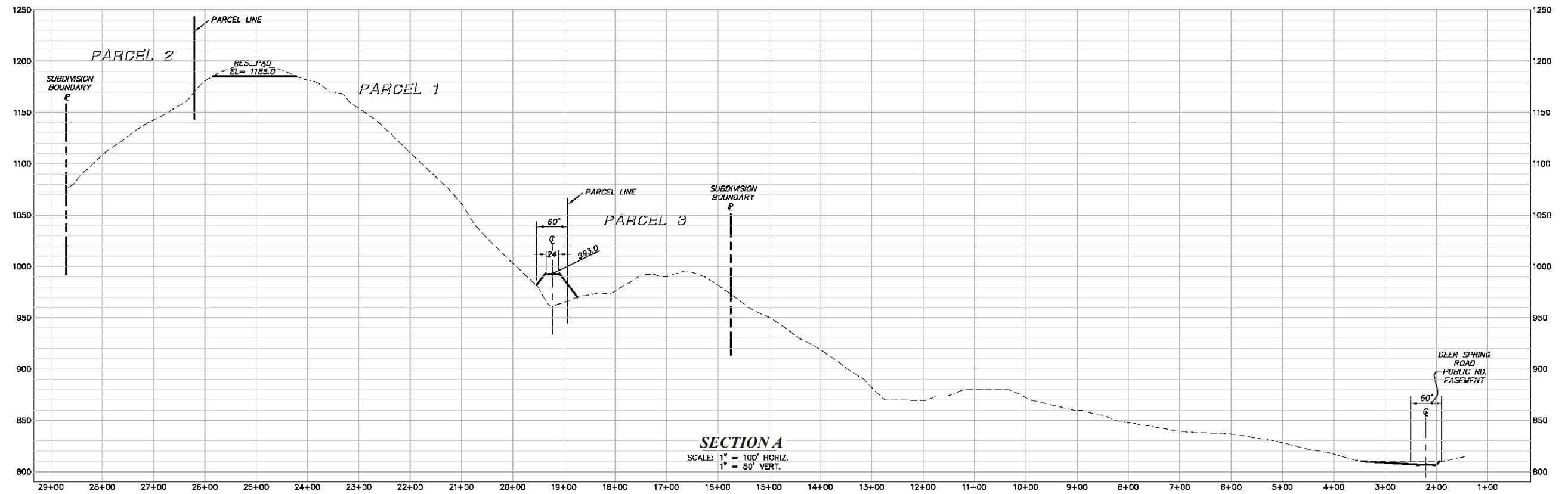
Visual Impact Analysis – Pizzuto Minor Subdivision Project

Motorists traveling north along Deer Springs Place from Deer Springs Road have a direct view to the vegetated hillside foot and the scattered rocks on the project site. With implementation of the project, these views would change to incorporate a residential structure on the western portion of the saddle with the vegetated hillside foot and scattered rocks on the hillside (see the proposed grading condition on Figure 8). A cross section of this view is provided as Cross Section A (see Figure 9). In some locations, views from this KOP would also consist of the proposed manufactured slopes due to the proposed Clayton Road improvements, as depicted in the proposed grading condition in Figure 8 and on Cross Section B (see Figure 9).

The contrast of these views would be moderate, due to the change in color and texture. Since the slopes would be revegetated after grading and construction, the proposed development would be consistent with the surrounding environment, and since views to the proposed manufactured slopes and development are intermittent and short term in nature, impacts would be less than significant.

KOP 3: KOP 3 is located at the southern end of Sarver Lane approximately 1,500 feet to the southwest of the project site, near the main entrance to the church facility. This view currently consists of the gated church site with mature landscaping throughout and the proposed project site consisting of vegetated hillsides, scattered rocks and Deer Springs Place in the foreground. This view would change to include a realigned private road (Clayton Place), manufactured slopes, and a residential unit at the eastern side of the saddle within the project site (see the proposed development condition of this KOP on Figure 10). One of the proposed 5-foot retaining walls adjacent to Clayton Place would be slightly visible from this location. Cross Section C depicts the change to a viewer's line of sight from this general KOP area (Figure 11). Construction of the proposed project would result in a slight change in color and texture. The residential unit proposed at parcel 3, the manufactured slopes for improvements to Clayton Place would be visible from this KOP and would be consistent with the surrounding land uses located to the south and west. In addition, views from motorists along Sarver Lane would be short term in nature due to the short distance of Sarver Lane (approximately 2,000 feet). Lastly, the project would maintain the views to the vegetated hillside with scattered rocks. Therefore, impacts would be less than significant.

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SOURCE: BHA, INC. , OCTOBER 2008

Pizzuto Project - Visual Impact Analysis
Sections A & B



KOP3: Existing Condition

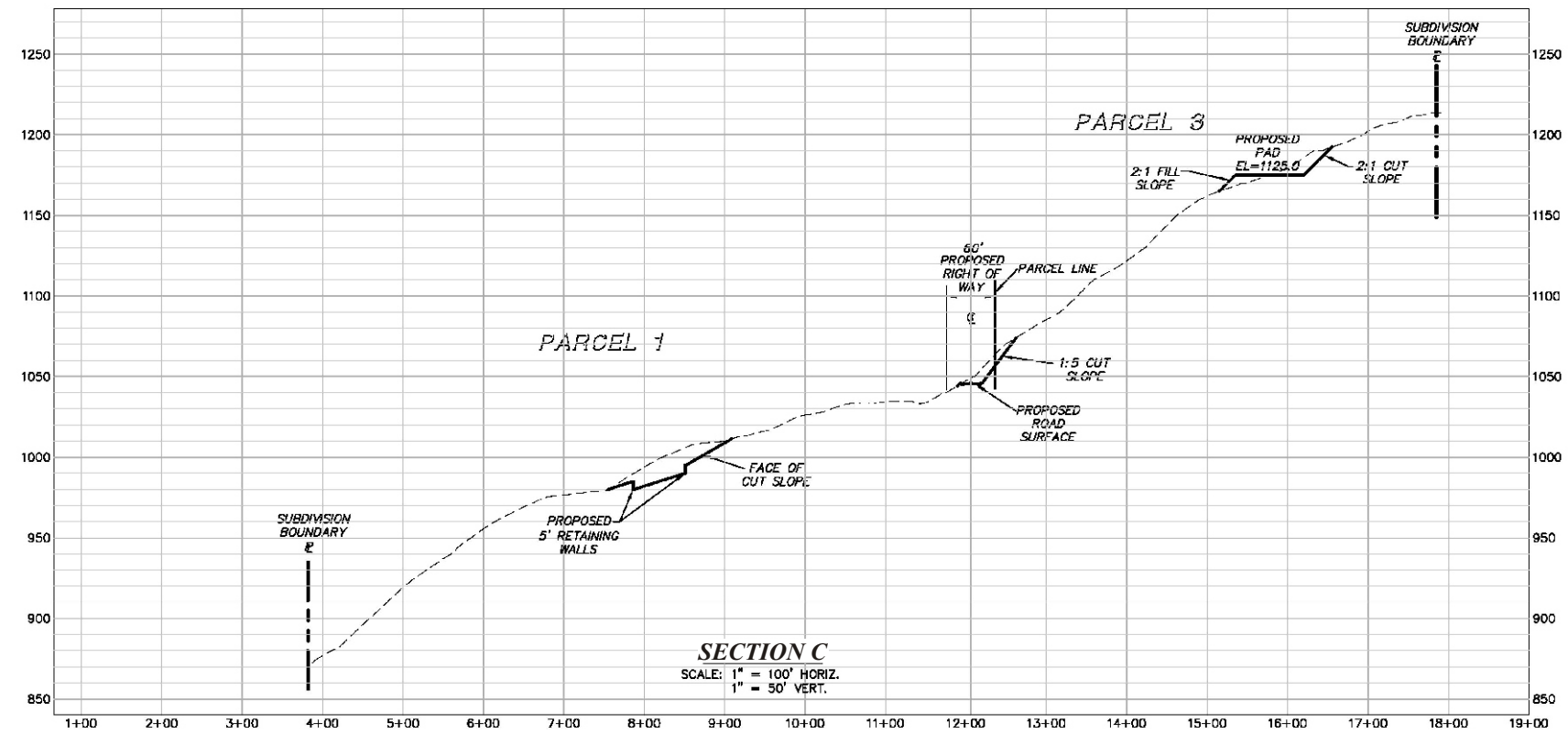


KOP3: Proposed Grading Condition



KOP3: Proposed Development Condition

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SOURCE: BHA, INC. , OCTOBER 2008

Visual Impact Analysis – Pizzuto Minor Subdivision Project

KOP 4: KOP 4 is located at the northern end of Sarver Lane approximately 250 feet southwest of the project site and represents the residential units in the valley below the project site along the eastern side of Sarver Lane. Views from residential uses on the western side of Sarver Lane are blocked by mature landscaping within their property and along Sarver Lane. These views would be similar to those from KOP 3, because they are both located in the valley to the east of the project site. However, this KOP is from a stationary sensitive receptor located adjacent to the project site, and therefore the duration of these views would be for a longer time period. The residential units to the east of Sarver Lane have direct views to the project site consisting of the vegetated hillside with scattered rocks and two of the three proposed parcels. Deer Springs Place and the manufactured slopes created for its road improvements (as well as the two 5-foot retaining walls) would be visible from these sensitive receptors. Visual impacts from these manufactured slopes and retaining walls would result in a change in line, color, and texture; however, these changes would be short term in nature as the slopes would be revegetated with native vegetation consistent with the project area (i.e., chaparral habitat). Revegetation of the slope would minimize the visual impact of the retaining walls as mature plants would help screen views of the retaining walls. Additionally, it should be noted that views of the retaining walls would be partially screened by existing mature landscaping located on the residential property. Therefore, visual impacts associated with the proposed manufactured slopes and retaining walls would be less than significant (see Figure 12). Views from this KOP would also include the proposed structure associated with parcel 3. It should be noted that the visual simulation does not include any landscaped material, and therefore represents a worst case scenario if landscaping were not incorporated; however, it is anticipated that landscaping, including trees, shrubs and groundcover seeding would be implemented around each residential unit proposed by the project, thus significantly reducing the long-term visual impact. The proposed residential unit associated with parcel 3 is typical of the rural residential community in the project area and would be visible from this KOP (refer to photos 1 and 2 on Figure 4). Due to the change in line and form, this contrast is considered moderate. However, the proposed development is consistent with the surrounding land uses to the west and south, and therefore, impacts would be less than significant.



KOP 4: Existing Condition



KOP 4: Proposed Grading Condition



KOP4: Proposed Development Condition

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Visual Impact Analysis – Pizzuto Minor Subdivision Project

3.2.2 Landform Alteration

The County's CEQA significance guidelines requires a project to address consistency with County plans and ordinances. In particular, the County's significance criteria states that a project would have a significant impact under CEQA if it doesn't conform to the County Zoning Ordinance or Resource Protection Ordinance (RPO). The County Zoning Ordinance is discussed in Section 3.2.3. RPO is addressed herein since it evaluates whether a project would have a significant impact to steep slopes.

The RPO protects sensitive lands and prevents their degradation and loss. This ordinance also preserves the ability of affected property owners to make reasonable use of their land subject to the conditions of the RPO, with the goal to increase the preservation and protection of the County's unique topography, natural beauty, diversity and natural resources.

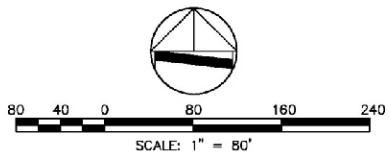
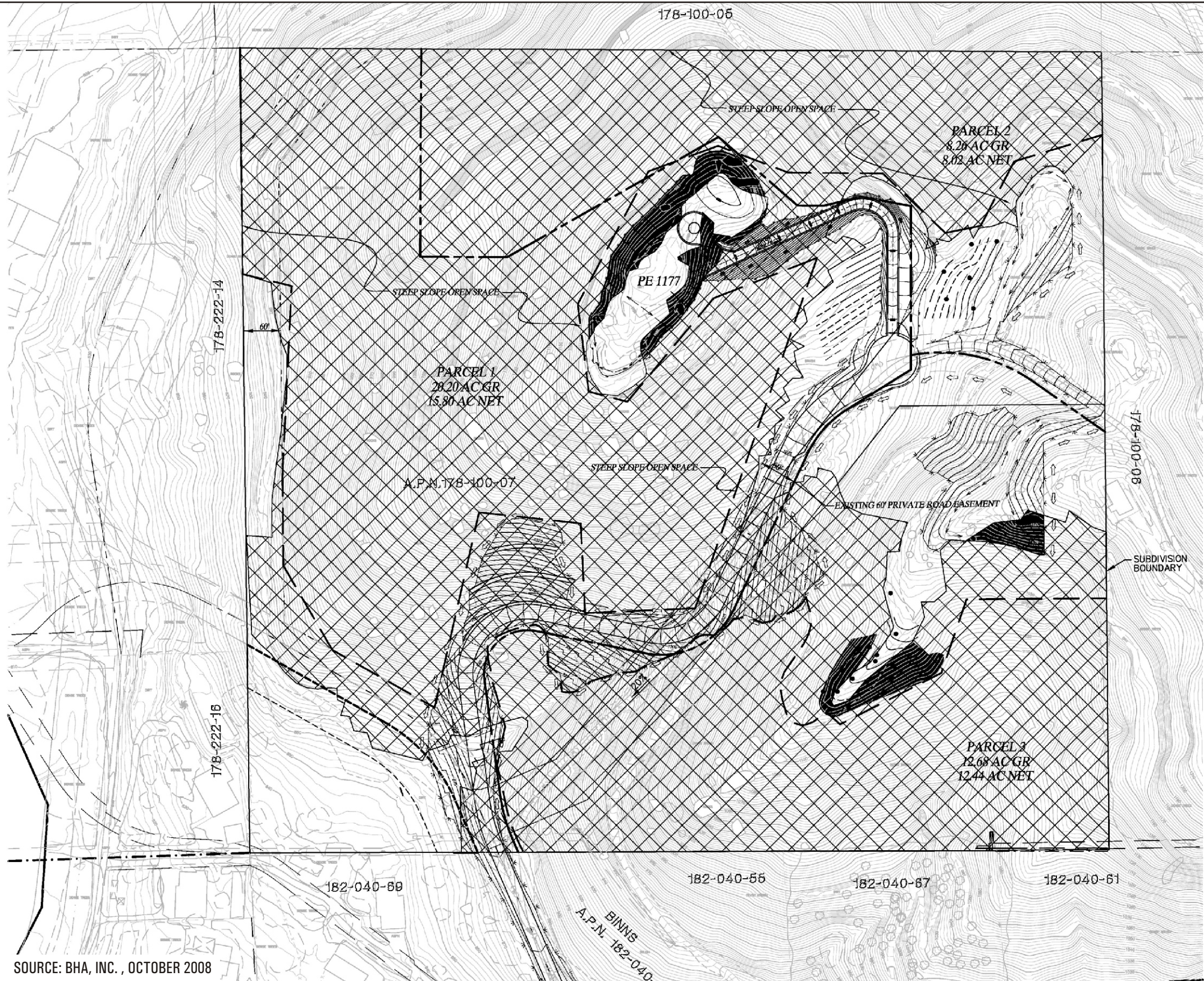
As mentioned previously the Pizzuto Project site is located within the southeastern slopes of the Merriam Mountains, with topography ranging from 835 feet to 1,210 feet AMSL. The topographic slopes were analyzed in regards to their percentage of slope. It was determined that 0.89 acre of the entire project site would encroach on steep slopes, which is 5.49% of the total project site (BHA 2008) (see Figure 13).

According to RPO's Article IV, Permitted Uses and Development Criteria for Steep Slope Lands, for a plan designation which bases lot size on slopes, the number of lots and/or number of dus created shall be constrained by a prescribed density formula. Within the Pizzuto Project site the following densities would occur:

	6.76 ac. (in slopes from 0-15%) / 4 ac./du	= 1.69 du
+	7.31 ac. (in slopes from 15-25%) / 4 ac./du	= 1.83 du
+	21.22 ac. (in slopes from 25-50%) / 8 ac./du	= 2.65 du
+	15.93 ac. (in slopes from 50% or greater) / 20 ac./du	= 0.80 du
		<hr/>
		= 6.97 du

According to the RPO density formula, a total of 6.97 dus are permitted to be located throughout the entire project site. Since, the project is proposing to develop three residential units, no substantial conflicts to RPO steep slope regulations would occur.

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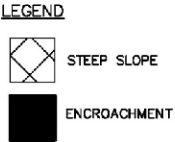
ENCROACHMENT TABLE							
LOT NO.	AREA IN ACRES	STEEP SLOPE LANDS		ENCROACHMENT		ALLOWABLE ENCROACHMENT	RPO COMPLIANCE
		ACRES	PERCENT	ACRES	PERCENT		
1	20.20	15.52	76.8%	0.52	2.57%	12% (2.42AC)	YES
2	8.26	6.17	74.7%	0	0	10% (0.83AC)	YES
3	12.68	9.92	78.2%	0.37	2.92%	12% (1.52AC)	YES

GENERAL PLAN 18 SLOPE CRITERIA

<u>PARCEL 1</u>	$\frac{38,380.79 \text{ LF.} \times 10}{879,899.61 \text{ SF.}} = 43.62\% = 8 \text{ AC.}$
<u>PARCEL 2</u>	$\frac{17331.21 \text{ LF.} \times 10}{359,617.91 \text{ SF.}} = 48.19\% = 8 \text{ AC.}$
<u>PARCEL 3</u>	$\frac{24,796.22 \text{ LF.} \times 10}{552,472.65 \text{ SF.}} = 44.88\% = 8 \text{ AC.}$

RPO DENSITY FORMULA

0-15%	=	$\frac{6.76}{4} = 1.69 \text{ D.U.}$
15%-25%	=	$\frac{7.31}{4} = 1.83 \text{ D.U.}$
25%-50%	=	$\frac{21.22}{8} = 2.65 \text{ D.U.}$
>50%	=	$\frac{15.93}{20} = 0.80 \text{ D.U.}$
TOTAL = 6.97 D.U.		



Visual Impact Analysis – Pizzuto Minor Subdivision Project

It should also be noted in regard to landform alteration, manufactured slopes would be contour graded to blend with the natural topography to the extent feasible. Manufactured slopes would also be landscaped where feasible with appropriate native plant species in accordance with fuel modification areas, and would be consistent with the surrounding natural vegetation. The project would incorporate landscaping to create a smooth transition between the developed area and natural open space. Overall, because of these factors included in the project design, impacts to landform alteration would be less than significant.

3.2.3 Consistency with Relevant Plans

North County Metropolitan Subregional Plan

As described in Table 1 below, the project is compatible with the visual resources policies and recommendations of the North County Metropolitan Subregional Plan.

Resource Protection Ordinance

As analyzed previously in Section 3.2.2, Landform Alteration, the proposed project would be consistent with the County's RPO.

Table 1
Project Compatibility with the North County Metropolitan Subregional Plan

Policy No.	Policy	Project Compatibility
18.C	Assign Scenic Highway Priorities – Third Priority: Vista Way; Oransby Street; Old Castel Road; Lilac Road; Twin Oaks Valley Road; Del Dios Highway and Via Rancho Parkway; Bear Valley Road and State Route 78, from Valley Center Road to Via Rancho Parkway.	The proposed project site is accessible via Twin Oaks Valley Road to Deer Springs Road to Deer Springs Place. However, the proposed project is not visible from Twin Oaks Valley Road. In addition the rock outcropping affected by the proposed project would be relocated within the project site. Therefore the project would be consistent with this policy.
19	Designate Resource Conservation Areas (RCA) – The RCA designation is applied to protect sensitive biological, archeological, aesthetic, mineral, and water resources. Projects requiring environmental analysis under CEQA that occur within resource conservation areas should be carefully analyzed to assess their impact on the RCA.	The proposed project is located at the base of the Merriam Mountains and an RCA has been designated for this area. The proposed project is consistent with the land use designation of 1 du per 4, 8, and 20 ac. The Merriam Mountains would be retained as a visual landmark in accordance with their identification as a RCA in the North County Metropolitan Subregional Plan. In addition the rock outcropping affected by the proposed project would be relocated within the project site. Therefore the proposed project would be consistent with this policy.

County Zoning Ordinance

The project site is zoned for Limited Agricultural (A70). This zoning regulation is intended for crop or animal agriculture, and allows one dwelling unit per lot. The applicable building type under this zone is designated as single detached (C). A height schedule of 35 feet and two stories is allowed under this zone. The proposed project is proposing to subdivide a single lot into three separate lots and construct three single family residential units. Each single family residential unit would not exceed two stories, with a maximum height of 35 feet. Architectural coatings would be restricted to natural earthen colors to assist the residential units to blend into their surroundings. Therefore the proposed project would be consistent with the zoning ordinance.

4.0 CONCLUSION

The construction of three residential units and the proposed road improvements associated with Deer Springs Road (i.e., Clayton Place) would result in impacts to sensitive viewers in the project area; however, due to the temporary, short-term nature of construction activities, and the implementation of a native revegetation plan these impacts would be less than significant. Permanent impacts associated with the proposed project would result in impacts to one residential unit and motorist traveling southwest along Deer Springs Place (i.e., Clayton Place). Impacts from these sensitive receptors are considered less than significant given that the project would implement a revegetation plan, architectural coatings would be restricted to natural earthen colors and motorists would be exposed to these views for a very short duration. Similarly, motorists would be exposed to views of the proposed two, 5-foot tall retaining walls (north of the Clayton Place alignment) for a very short duration. The proposed project would be consistent with all applicable plans and ordinances; and, therefore, no impacts associated with such plans and ordinance would result.

5.0 LITERATURE CITED

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6.0 ACKNOWLEDGEMENTS

This document was prepared by Elizabeth Doalson, Environmental Planner and John L. Minchin, Landscape Architect # 2225. Graphics were prepared by Lesley Terry, Geographic Information Specialist and Paul Caligiuri, Visual Simulation Specialist. Word processing was provided by Lies Berault.